Karen Johnson Davidson County
Batch# 856053 DEEDWARR
05/16/2022 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20220516-0056010

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $258,000

Affiant Signature

Subscribed and sworn to before me on this the 5 day of May 2022

Notary Public

My Commission expires 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
Nancy Douyon & Sebastien Arthur Douyon
1101 Cleves Street
Old Hickory, TN 37138-2902
**SEND TAX BILLS TO:**
First Bank
722 Columbia Avenue
Franklin

**MAP AND PARCEL NUMBER: Tax ID #: 04415036300**

# WARRANTY DEED

**22NT00696**

Effective the 5 Day of May 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Nicole Renee Armstrong, single woman**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Nancy Catherine Douyon & Sebastien Arthur Douyon, wife and husband**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section B, Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed to Nicole Renee Armstrong, single woman by Warranty Deed from Abigail R. Cole, a single woman dated 08/07/2018 recorded 08/13/2018 in Book NA, Page NA, as Document Number 20180813-0079820, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to restrictions recorded in book 1943, page 3, Register's Office for Davidson county, Tennessee.

This is an improved property commonly known as: 1101 Cleves St, Old Hickory, TN 37138-2902

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do

covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5 day of May, 2022

**Nicole Renee Armstrong**

State of TN }
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nicole Renee Armstrong,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Brett Steven Welter**

State of TN }
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brett Steven Welter,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 2/25/25

**Brett Steven Welter joins in this deed for purposes of conveying martial interest**

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**TRUE COPY CERTIFICATION**

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/5/2022.

D. Shayne Adair

5/6/2022
Date

**STATE OF TENNESSEE**
**STATE OF DAVIDSON**

Sworn to and subscribed before me this 6 day of May, 2022.

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY